

**GREENVILLE PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**6:30 PM  
April 11, 2024**

The Commission members met in the Council Chambers in the City Hall Complex at 6:30 p.m.

MEMBERS PRESENT: Miller, Ralph, VanderMark, McFadden, and Popma.

MEMBERS ABSENT: Moss, Corner, and Frye

OTHERS PRESENT: George Bosanic, City Manager  
Heather Feazel, Assistant City Manager  
Andy Moore, Williams & Works  
Cory Smith, The Daily News

The meeting was called to order by Chairperson Ralph at 6:31 p.m.

**Commissioner VanderMark made a motion** to approve the regular meeting minutes from the March 14, 2024, meeting as presented. Commissioner McFadden supported. Unanimously approved.

Citizen Comments: None

ExParte Communications: None

Public Hearings:

1. To receive comment on an ordinance to amend Chapter 46, “Zoning” of the code of ordinances of the City of Greenville by amending Section 46-159(c) to include multiple-family dwellings as a special land use; to amend Section 46-207 to include multiple-family dwellings as a special land use; and to amend Article IV to add a new Section 46-246 related to multiple-family dwellings.

Andy Moore, City Planner with Williams & Works, presented an overview of the proposed amendment.

Chairperson Ralph opened the public hearing at 6:36 p.m.

Cindy LaBelle, 1226 Silver Ridge Court, inquired about the potential density and height of the proposed amendment.

Jacob Vandenburg, 210 N. Clay, inquired whether the use would be allowed by right on special use. He also inquired about whether some larger buildings would be considered as part of this request or if any future consideration could be possible.

Roger Shenefield, 100 E. Coffren, inquired similarly about the potential for a greater number of units.

At 6:46 p.m., Chairperson Ralph closed the public hearing.

Unfinished Business: None

New Business:

2. The Commission considered recommending to City Council approval of an ordinance to amend Chapter 46, "Zoning" of the code of ordinances of the City of Greenville by amending Section 46-159(c) to include multiple-family dwellings as a special land use; to amend Section 46-207 to include multiple-family dwellings as a special land use; and to amend Article IV to add a new Section 46-246 related to multiple-family dwellings.

**Commissioner VanderMark made a motion** to recommend to the Greenville City Council the approval of "An ordinance to amend Chapter 46, 'Zoning' of the Code of Ordinances of the City of Greenville by amending section 46-159(c) to include multiple-family dwellings as a special land use; to amend section 46-207 to include multiple-family dwellings as a special land use; and to amend Article IV to add a new section 46-246 related to multiple-family dwellings." The Planning Commission finds that the proposed zoning amendment is compatible with and directly implements the policies and recommendations of the City's Master Plan. Commissioner McFadden supported. Unanimously approved.

3. The Commission discussed a minor amendment to Hawthorne Park PUD regarding 3-stall garages.

Reports: None

Training: None

**Commissioner VanderMark made a motion** to adjourn the meeting at 7:22 p.m. Commissioner Miller supported. Unanimously approved.

Respectfully submitted,  
George Bosanic